

020.A

0004

0401.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

394,300 / 394,300

USE VALUE:

394,300 / 394,300

ASSESSED:

394,300 / 394,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	401
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Owner 1: BLUMENTHAL ELIZABETH A

Owner 2:

Owner 3:

Street 1: 34 HAMILTON ROAD #401

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 919 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	394,300			394,300				
Total Card		0.000	394,300			394,300	Entered Lot Size			
Total Parcel		0.000	394,300			394,300	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	429.05	/Parcel: 429.0	Land Unit Type:			

Parcel ID 020.A-0004-0401.0

!1796!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	382,900	0	.	.	382,900	382,900	Year End Roll	12/18/2019
2019	102	FV	359,400	0	.	.	359,400	359,400	Year End Roll	1/3/2019
2018	102	FV	321,000	0	.	.	321,000	321,000	Year End Roll	12/20/2017
2017	102	FV	298,200	0	.	.	298,200	298,200	Year End Roll	1/3/2017
2016	102	FV	298,200	0	.	.	298,200	298,200	Year End	1/4/2016
2015	102	FV	279,600	0	.	.	279,600	279,600	Year End Roll	12/11/2014
2014	102	FV	268,600	0	.	.	268,600	268,600	Year End Roll	12/16/2013
2013	102	FV	268,600	0	.	.	268,600	268,600		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	16341-152		8/1/1985		131,400
				No	No Y

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/25/1997	720	Manual	2,000					REP 4 STORAGE UNIT	12/14/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			643-5159, Building Number 34.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 4	- Flat			OTHER FEATURES														
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: W10 - WATER 10				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1985	Eff Yr Blt:			Location: C	- Corner View													
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact: .			Floor: 4	- 4th Floor													
Const Mod:				% Own: 0.441900015														
Lump Sum Adj:				Name: 34 - 6049														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	20. %			Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	4	2	0			
Sec Int Wall:				Economic:				Additions:										
Partition: T	- Typical			Special:				Kitchen:										
Prim Floors: 4	- Carpet			Override:				Baths:										
Sec Floors:				Total:	20.4 %			Plumbing:										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 320.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.15288353				General:										
Electric: 3	- Typical			Const Adj.: 1.12058103														
Insulation: 2	- Typical			Adj \$ / SQ: 413.408														
Int vs Ext: S				Other Features: 32822														
Heat Fuel: 1	- Oil			Grade Factor: 1.00														
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 495292														
% Com Wall	% Sprinkled:			Depreciation: 101040														
				Depreciated Total: 394253														
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:										
Make:				Juris. Factor:				Before Depr:	496.09									
Model:				Special Features:	0			Val/Su Net:	429.05									
Serial #:				Final Total:	394300			Val/Su SzAd:	429.05									
Year:				Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
															020.A-0004-0401.0			
More: N	Total Yard Items:				Total Special Features:								Total:					